

ORDINANCE NO. 20050901-Z009

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4615 SPICEWOOD SPRINGS ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-05-0078, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.126 (5485 square feet) acre tract of land, more or less, out of the James M. Mitchell Survey No. 17, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 4615 Spicewood Springs Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 50 trips per day.

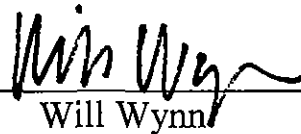
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on September 12, 2005.

PASSED AND APPROVED

September 1, 2005

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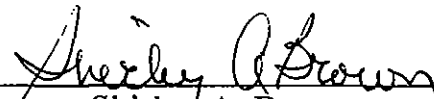
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



EXHIBIT A
LEGAL DESCRIPTION

BEING A TRACT OR PARCEL OF LAND CONTAINING 0.126 ACRE (5,485 SQ. FT.) OUT OF THE JAMES M. MITCHELL SURVEY NO. 17 IN TRAVIS COUNTY, TEXAS. SAID 0.126 ACRE TRACT BEING THAT SAME TRACT OF LAND DESCRIBED IN VOLUME 8325, PAGE 403, T.C.D.R., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SPICEWOOD SPRINGS ROAD (VARYING R.O.W.), MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK "A", SPICEWOOD SPRINGS ALF RECORDED IN DOCUMENT NO. 200000231, T.C.O.P.R., FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF SAID LOT 1 AND THE HEREIN DESCRIBED TRACT, SOUTH 37 DEGREES 45 MINUTES 20 SECONDS WEST, A DISTANCE OF 67.99 FEET TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT IN THE NORTHEAST LINE OF SAID LOT 1, SAME BEING THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING WITH THE COMMON LINE OF SAID LOT 1 AND THE HEREIN DESCRIBED TRACT, SOUTH 45 DEGREES 57 MINUTES 41 SECONDS WEST, A DISTANCE OF 38.51 FEET TO A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING AN ELL CORNER IN THE NORTHEAST LINE OF THE CWS CAPROCK BRIDGE, L.P. TRACT AS DESCRIBED IN DOCUMENT NO. 2000002696, T.C.O.P.R., FOR AN ANGLE POINT IN THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT;

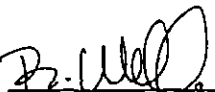
THENCE WITH THE COMMON LINE OF SAID CAPROCK TRACT AND THE HEREIN DESCRIBED TRACT, SOUTH 49 DEGREES 26 MINUTES 08 SECONDS WEST, A DISTANCE OF 2.66 FEET TO A CAPPED 1/2" IRON ROD SET MARKING AN ELL CORNER IN THE NORTHEAST LINE OF SAID CAPROCK TRACT, FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

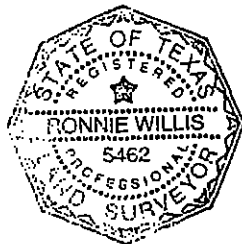
THENCE WITH THE COMMON LINE OF SAID CAPROCK TRACT AND THE HEREIN DESCRIBED TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

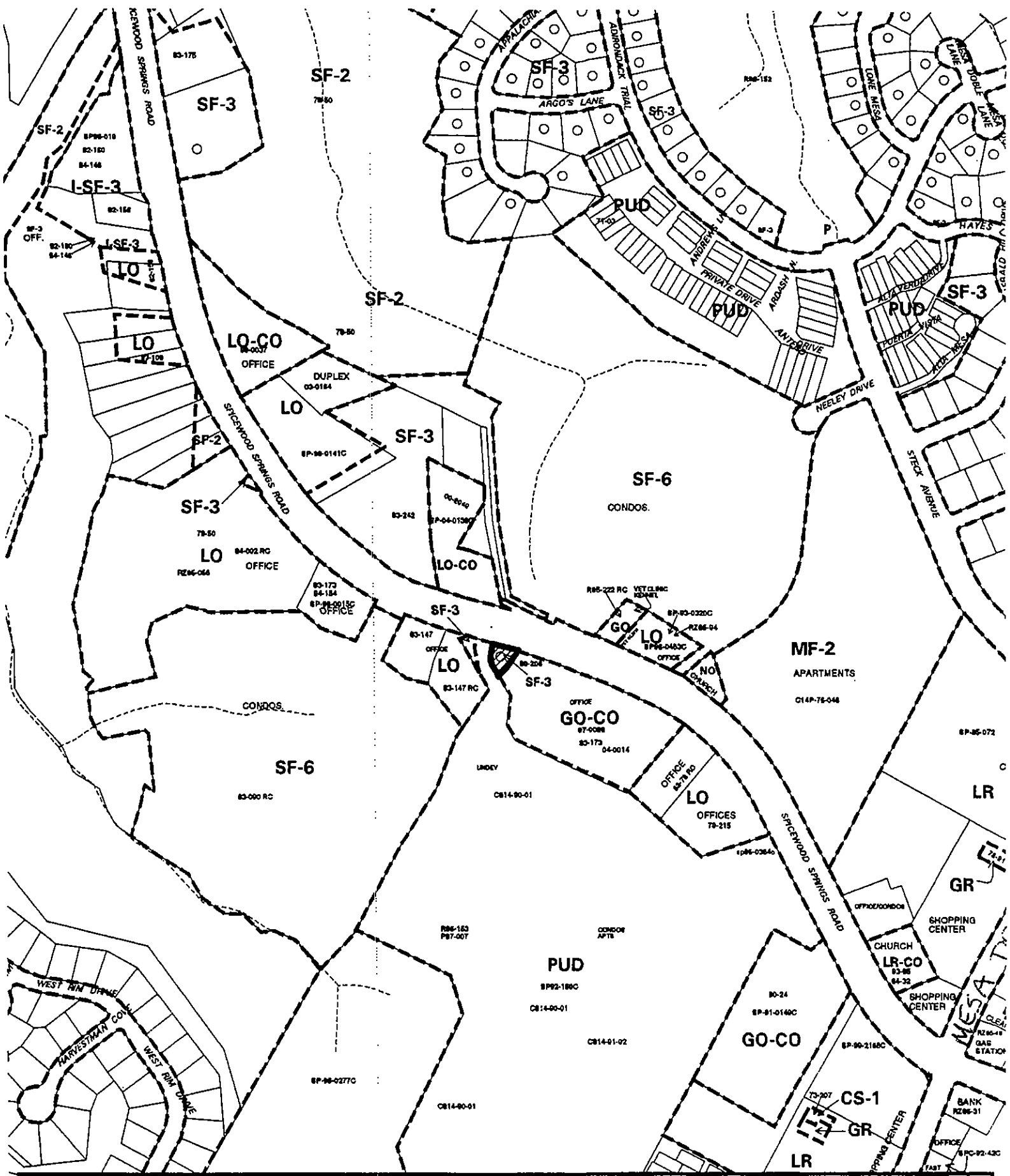
- 1) NORTH 18 DEGREES 34 MINUTES 01 SECONDS WEST, A DISTANCE OF 15.85 FEET TO A COTTON GIN SPINDLE SET;
- 2) NORTH 28 DEGREES 27 MINUTES 44 SECONDS WEST, A DISTANCE OF 27.13 FEET TO A COTTON GIN SPINDLE SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 3) AROUND SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 40 DEGREES 13 MINUTES 59 SECONDS, AN ARC DISTANCE OF 26.35 FEET, A RADIUS OF 37.52 FEET AND WHOSE CHORD BEARS NORTH 8 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 25.81 FEET TO A 1/2" IRON ROD FOUND;
- 4) NORTH 11 DEGREES 52 MINUTES 33 SECONDS EAST, A DISTANCE OF 43.88 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SPICEWOOD SPRINGS ROAD, MARKING THE NORTHEAST CORNER OF SAID CAPROCK TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SPICEWOOD SPRINGS ROAD AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT SOUTH 73 DEGREES 34 MINUTES 15 SECONDS EAST, A DISTANCE OF 57.85 FEET TO A MAG NAIL FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE AROUND SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 01 DEGREES 08 MINUTES 29 SECONDS, AN ARC DISTANCE OF 29.80 FEET, A RADIUS OF 1495.82 FEET AND WHOSE CHORD BEARS SOUTH 72 DEGREES 57 MINUTES 01 SECONDS EAST, A DISTANCE OF 29.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.126 ACRES (5,485 SQ. FT.) OF LAND.


RONNIE WILLIS, RPLS #5462
APRIL 12, 2005
JOB # 11623 W
GF # 03087900





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| 1" = 400' | SUBJECT TRACT | ZONING EXHIBIT B | | CITY GRID REFERENCE NUMBER H31 |
| | PENDING CASE | | | |
| | ZONING BOUNDARY | CASE #: C14-05-0078 ADDRESS: 4615 SPICEWOOD SPRINGS RD SUBJECT AREA (acres): 0.123 | DATE: 05-05 INTLS: SM | |
| | CASE MGR: T. BOLT | | | |

SF-3